FORM NO. WD-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,750

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 1969.

Notary Public

MY COMMISSION EXPIRES: MAY 8, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Duran Qualls (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	6DA-80385
3847 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 133-11
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 179

For and in consideration of the sum of - - - - - - - $10.00 - - - - - - - - - - - - - - - -

- - - - TEN AND NO/100 - DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 3939, page 526, Register's Office for Davidson County, Tennessee,

We, William S. Guthrie, Jr., and wife, Janice C. Guthrie,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Ronald Duran Qualls and wife, Jacqueline Hicks Qualls, their

_____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 226 fronts 80 feet on the southwesterly margin of Valley Ridge Drive and runs back between lines, 154.86 feet on the northwesterly line and 156.40 feet on the southeasterly line to a dead line on which it measures 80.01 feet.

Being the same property conveyed to William S. Guthrie, Jr., and wife, Janice C. Guthrie, by deed from Randall Phillips Builders, Inc., of record in Book 3939, page 524, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3847 (House Number) Valley Ridge Drive (Street) P. O. Address: Nashville, Tennessee 37211 (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of June, 1969

William S. Guthrie, Jr.

Janice C. Guthrie

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Guthrie, Jr., and wife Janice C. Guthrie

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June 19 69.

Commission expires MAY 8, 1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM William S. Guthrie, Jr., et ux

TO Ronald Duran Qualls et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

A 46268

IDENTIF. REFERENCE

JUL 1 12 56 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

#19,750

JUL-1 CONV 19,750.00

JUL-1 STAX C* 51.22

JUL-1 RGPR FEE C* .50

JUL-1 WDEED C* 3.00 * 54.72